

# CHÂTEAU-D'OEX



Luxury chalet in Château-d'Oex

## Price upon request

Parking place(s) included



9



3



~405 m<sup>2</sup>

n° ref. **043435**



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## SITUATION AND DESCRIPTION

On the sunny heights of Château d'Oex, discover Casac Santushti, a rare gem where Alpine tradition meets Oriental craftsmanship, this chalet is much more than a home - it's a cultural symphony.

Behind its authentic wooden facade lies a refined world, where hand-carved details from Indonesia and India blend harmoniously with traditional Swiss craftsmanship. The result is a perfect fusion: the warmth of mountain architecture sublimated by the elegance of exotic textures, patterns and finishes.

Divided over three floors and offering 404 sq.m. of living space, this chalet furnished with a refined design collection, offering top-of-the-range features: vast living space with ceiling heights of up to eight meters, professional kitchen with triple-sided fireplace overlooking the terrace, wine cellar with tasting area.

Flooded with light thanks to large bay windows, the chalet opens onto an exceptional panoramic view, over the mountains and the village.

In every season, Château d'Oex offers an exceptional living environment, between nature, elegance and authenticity.

A unique property to discover during a visit.

**SURFACES**

Living area	~ 405 m <sup>2</sup>
Surface of parcel	~ 1501 m <sup>2</sup>
Garden surface	~ 1117 m <sup>2</sup>
Terrace surface	~ 15 m <sup>2</sup>
Non built surface [ sqm ]	~ 1301 m <sup>2</sup>
Useful surface	~ 405 m <sup>2</sup>
Volume	~ 1300 cbm
Ceiling height	~ 3 m

**CHARACTERISTICS**

Number of rooms	9
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	1
Number of balcony	2
Year of construction	2011
Heating system	Heat pump
Domestic water heating system	Heat pump, Solar
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	4 included
Total nb. of parkings	6 included
Construction zone	1002
Energy efficiency	A
Building envelope	A
Parking places	Yes, obligatory

**DISTANCES**

Public transports	516 m
Primary school	785 m
Stores	1127 m
Hospital	1817 m
Restaurants	605 m
Park / Green space	670 m

**DISTRIBUTION****Lower ground floor**

- Parking for two cars with two electric car sockets.  
2 outdoor storage spaces.

- 2 large bedrooms with built-in wardrobes and private bathroom with shower, connected to a shared Jacuzzi. (Possibility of converting one very large bedroom into two children's bedrooms with shared bathroom.)
- Wine cellar with antique Rajasthani doors and integrated seating area.
- Laundry room with washing machine and dryer, additional freezer and suitcase storage.

**Ground floor**

- Antique entrance door from the French colony of Pondicherry.

Main entrance with stairs leading to the vast living/ dining room and office space. Living and dining room: space with fireplace culminating at 8 meters high. Solid oak floors. White marble fireplace mantel carved with lotus motifs by an artisan from Udaipur. Washroom with white marble vanity top, large stone sink and waterfall faucet signed Philippe Starck. Kitchen with two sets of antique Rajasthani wooden doors sliding into the walls, opening inwards and outwards on both sides. Stone floor and fireplace that opens on both sides. Fitted kitchen with Jura stone worktop and island, large stone sink and second stainless steel sink. SIEMATIC kitchen furniture - floor-to-ceiling cupboards and island cabinets in dark brown.

Electronics: large SIEMENS dishwasher, small ELECTROLUX dishwasher, SUB-ZERO fridge-freezer, DEDIRICH electric oven and grill, MIELE steamer and plate warmer, SIEMENS microwave and oven, coffee machine with Nespresso carousel, wine refrigerator, two storage drawers, MaxFIRE extractor hood x

**1st floor**

- Master bedroom with views on three sides, balcony and built-in wardrobes/closets and shelving.

- 2 floor-to-ceiling dressing rooms.

Library area with views thanks to two floors of picture windows.

- Attached bathroom with separate toilet, bathtub (white marble top), shower with extended seat separated by glass wall and large rain shower.

- Wooden bathroom cabinet with 6 drawers, white marble top and two basins with Philippe Starck-designed waterfall faucets.
- Heated towel rail.



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## LOCATION

At the heart of the Pays-d'Enhaut, Château-d'Oëx seduces with its authenticity, majestic alpine scenery and art of living. This charming village combines Swiss traditions, four-season activities and international openness, just a few minutes from Gstaad. A privileged location for those seeking quality of life and serenity in a preserved natural setting.

## MUNICIPALITY

Château d'Oëx is a commune that captivates with its authenticity and quality of life, ideal for those seeking nature and serenity while remaining connected to the Lake Geneva region and the Bernese Oberland.

## ACCESS

Easily accessible by car or train, Château-d'Oëx boasts

direct links to Montreux, Gstaad and the major Swiss highways, while offering the tranquility of an unspoilt Alpine setting.

## SHOPS/STORES

The chalet is a 5-minute drive from several shops (bakery, cheese shop, retail grocery store)

## PUBLIC TRANSPORT

The MOB train station serving Gstaad and Montreux is a 5-minute drive away. At the station, there is also a bus station that serves the surrounding villages and goes as far as Aigle.

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## CONSTRUCTION

This exceptional property was built to the highest quality standards, combining modern comfort, energy efficiency and noble materials. The garden was designed by the famous landscape architect and interior designer, Hom Le Xuan.

The chalet is equipped with several smart tech features for security and comfort, to see an elevator that serves all three levels, security with internal sensors and code panel, control panel with front door camera, intercom and electric shutters.

For energy performance, the house benefits from a geothermal system and solar panels.

**PROXIMITY**

- Village
- Green
- Mountains
- Fog-free
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Child-friendly
- Playground
- Nursery
- Primary school
- Secondary school
- Sports centre
- Horse riding area
- Public swimming pool
- Tennis centre
- Ski piste
- Cross-country ski trail
- Hiking trails
- Bike trail
- Ice rink
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Garage
- Visitor parking space(s)
- Jacuzzi
- Barbecue
- Ground level access

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Garage
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Carnotzet
- Ski storage
- Jacuzzi
- Unfurnished
- Built-in closet
- Connected thermostat
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light
- With character

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Induction cooker
- Oven
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Wine cooler
- Built-in coffee machine
- Washing machine
- Dryer
- Shower
- Bath
- Cable/TV
- WiFi
- Thermal solar collector system
- Internet connection
- Electric blind
- Electric car terminal
- Electric garage door
- Outdoor lighting
- Home automation
- full finishing

**FLOOR**

- Tiles
- Parquet floor
- Carpet
- Stone
- Granite

**CONDITION**

- As new

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Unobstructed
- Far view
- Valley view
- Panoramic
- With an open outlook
- Rural
- Garden
- Fields
- Forest
- Mountains
- Alps

**STYLE**

- Classic

**STANDARD**

- Minergie®
- BBC (Energy-saving building)
- HPE (High Performance Energy)
- THPE (Very high energy performance)
- SNBS (Swiss Sustainable Construction Standard)















